

# PITSTONE PARISH COUNCIL

## Play Policy Strategy Audit of Play Provision

CATEGORY	LOCATION	OWNERSHIP	DESCRIPTION/CONTENTS	MAINTENANCE ETC	ACCESSIBILITY/LOCATION ISSUES	ACTIONS IN LAST 12 MONTHS	IDENTIFIED AREAS TO ADDRESS
Equipped play areas	Vicarage Road, Recreation Ground	PPC	<p>Updated from LEAP to NEAP</p> <p>Replacement play space installed 2020/21:</p> <p>Equipment includes: Viking Swing, Climbing Whirl, Cableway, Fortuna Play Course, DDA Wide Embankment Slide, DDA Sunken Trampoline, DDA Buggy Springer, DDA Bike Springer, Toddler Swings, Nest Carousel, Birds Nest Tree, DDA Cantilever Swing, Cheops Maxi Pyramid with Slide and Junior Swings.</p> <p>Concrete skate park installed 2021/22.</p> <p>Nicholas King Homes installed Multi Use Games Area (MUGA) but issues remaining</p> <p>This parcel of leisure land was purchased by the Parish Council in 2019/20 from Pitstone Parish Charity.</p>	<p>Surveyed weekly</p> <p>Maintenance carried out as necessary</p> <p>Independant annual inspection undertaken in July</p> <p>Trees surveyed in accordance with risk assessment</p>	<p>play space fenced to prevent animal access &amp; signage to prohibit dogs (except assistance dogs). Skate park open. Flat access from car park, hall or Castlemead via concrete paths (completed 2021/22)</p> <p>Two entrance points/gates to play space. Free access to skate park. Located in heart of village, on recreation ground and adjacent to Memorial Hall.</p>	<p>Memorial bench installed by the rear entrance</p> <p>Two other benches replaced</p> <p>Numerous repairs carried out in the play space arising through both wear &amp; tear plus vandalism.</p>	<p>Nicholas King Homes installed a multi use ball games court on land owned by the parish council at the rear of the car park, however a number of issues remain.</p> <p>Possible addition of outdoor fitness equipment or outdoor table tennis table in due course.</p>
	Windsor Road	PPC  (area inside fence)	<p>Toddler to mid child area with 13 items of equipment and benches and 2 wooden picnic benches</p> <p>Grassed area with hill, which is used for hide-n-seek, rolling down, climbing etc</p> <p>Edged on one side with hedging, used for hide-n-seek etc</p> <p>open on the other side giving good visibility to open space</p>	<p>Surveyed weekly</p> <p>Maintenance carried out as necessary, including replacement gates</p> <p>Independant annual inspection undertaken in July</p> <p>Seesaw replaced 2014</p> <p>2016 - triple balance beam replaced, wet pour repaired, grass beneath spring mobiles replaced</p> <p>Additional pedestrian gate installed in 2019 so the maintenance gates could be kept just for maintenance access.</p> <p>Both sets of swings replaced 2020/21 by CreativePlay.</p> <p>Permission granted by Buckinghamshire Council for Parish Council to renovate the thermoplastic alphabet snake and hopscotch decals in the seating area outside this play space.</p> <p>Works undertaken in 2021/22.</p>	<p>Fenced to prevent animal access &amp; signage to prohibit dogs (except assistance dogs)</p> <p>Flat access via two points/gates from footpath or cyclepath.</p>		<p>At point when benches require replacement, consider DDA compliant furniture with backs/arms.</p> <p>Procurement in progress for a replacement slide with additional play features</p>
	Hever Close	PPC  (area inside fence)	<p>Toddler to mid child area with 11 items of play equipment and benches</p> <p>Full sized socketed goal added 2016 to kick-about area owned by Buckinghamshire Council</p>	<p>Surveyed weekly</p> <p>Maintenance carried out as necessary</p> <p>Independant annual inspection undertaken in July</p> <p>2016 - rolling log replaced</p> <p>Socketed full sized park goal installed on 'kick about' area June 2016</p> <p>Additional pedestrian gate installed in 2019 so the maintenance gates could be kept just for maintenance access.</p>	<p>Fenced to prevent animal access &amp; signage to prohibit dogs (except assistance dogs)</p> <p>Flat access from footpath to main gate</p> <p>Secondary gate off bark path</p> <p>No dedicated car parking.</p> <p>Located at far end of Castlemead Estate</p>		<p>At point when benches require replacement, consider DDA compliant furniture with backs/arms</p>
	Tun Furlong	PPC  (area inside fence)	<p>Toddler to mid child area with 11 items of play equipment and benches</p>	<p>Adopted by the parish council from Bellway in 2025</p> <p>Surveyed weekly</p> <p>Maintenance carried out as necessary</p> <p>Independant annual inspection undertaken in July</p>	<p>Fenced to prevent animal access &amp; signage to prohibit dogs (except assistance dogs)</p> <p>Flat access from footpath to main gate</p> <p>Located near entrance to Tun Furlong estate</p>		
Sports Area	Vicarage Road, Recreation Ground	PPC	<p>Open access multi use ball games court</p>	n/a	n/a	See above	See above
	The Pavilion, Lower Icknield Way	PPC	<p>Two football pitches (one senior one junior) plus pavilion</p> <p>Junior pitch overlayed with smaller junior pitches</p>	<p>Surveyed weekly</p> <p>Grounds maintained by groundsman</p> <p>Trees surveyed in accordance with risk assessment</p> <p>2018 - ball stop netting installed, replacement western boundary fence installed and senior pitch extended</p> <p>2020 - extended and renovated to provide enhanced facilities and community hall. Also now the location of the parish office &amp; council store.</p>	<p>Dedicated access from road, pedestrian access off Lower Icknield Way, flat access around site and disabled access to pavilion/toilet</p> <p>Pavilion and Pitches kept locked, but grass area to the front is open all the time to pedestrians</p> <p>Trees on boundary have been cut back to</p>	<p>Track to garage upgraded to concrete</p> <p>Concrete path installed around the senior pitch</p>	<p>Floodlights, stadia seating etc, tbc as part of Step 6 upgrades</p> <p>Pitch barriers currently being installed (July 2025)</p>

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				<p>2021/22 site improved with black out blinds, relaid front car park, additional section of path, additional external waste bins, converting shutters to electric operation and providing additional tables.</p> <p>2022/23 Built in storage installed in container, sound absorbing panels installed in function room and extra mesh fencing installed to protect gutters and kitchen</p>	improve visibility to the open area		
	Recreation Ground, Vicarage Road	PPC as charity trustees	<p>Recreation ground utilised for football and cricket with dedicated pitches. Changing/kitchen facilities available in neighbouring Memorial Hall (a separate charity and trustees)</p> <p>Registered charitable field.</p> <p>Registered Village Green.</p>	<p>Surveyed weekly</p> <p>Grounds maintained by groundsman</p> <p>Trees surveyed in accordance with risk assessment</p> <p>Cricket practice nets - new nets installed in 2023/24 and available to the community</p> <p>Water spur taken from Memorial Hall to increase pressure of feed to cricket square. Water funded by Cricket Club.</p> <p>2016 - 2 new cricket wickets laid (part funded by PPC)</p> <p>2016 - cricket club granted permission to store mobile cricket nets on site</p> <p>2017 - 2 wickets renovated by cricket club</p> <p>2018 - new section of hedgerow planted by cricket club. Wicket renovated by club.</p> <p>2022/23 - double lane cricket practice nets, cricket covers and a memorial bench</p>	<p>Football goals kept locked away &amp; controlled by football clubs</p> <p>Located in heart of village, with easy, flat access from all directions. Hall has disabled access/toilet.</p>	<p>Additional smaller junior football pitches overmarking the main pitch and beside cricket pitch</p> <p>1 new and 2 replacement benches installed</p>	Additional benches part of rolling replacement program.
	Hever Close	TW but will transfer to BC	One park football goal in dedicated kicking area	<p>Surveyed weekly. Parish Council undertaken to maintain goal and ground immediately in front. TW/BC remain responsible for rest of maintenance.</p> <p>2020/21 &amp; 2023/24 - net replaced</p>	No dedicated parking. Located at far end of Castlemead estate at the top of the grass bank. Installed June 2015.		
	Westfield Road/Windsor Road	TW but will transfer to BC	Clear red marked cycle paths all along Westfield Road and part of Windsor Road	Maintained by TW	Easily accessed		
Recreation/dedicated play space	Recreation Ground, Vicarage Road	PPC as charity trustees	Large open access recreation ground, utilised by local football clubs and cricket club as well as dog walkers, families etc with numerous benches surrounding Registered charity. Registered Village Green.	<p>Surveyed weekly</p> <p>Maintenance carried out as necessary</p> <p>Cricket &amp; football pitches maintained by groundsman</p> <p>Trees surveyed as per risk assessment</p>	Located in heart of village with easy, flat access from all directions. Situated next to Memorial Hall and childrens equipped play area.		
	Windsor Road	BC	Open play area to kick-about, picnic, play games etc Small area equipped with hop-scotch and alphabet snake plus seating	Transferred from TW to BC	Flat access from road, path or cyclepath		
	Hever Close	TW but will transfer to BC	Large open play area to kick-about, picnic, play games etc Bordered by shrubs and trees, used for hide-n-seek and games etc	Currently maintained by TW but will transfer to BC	<p>Accessed from the end of Hever Close where you need to climb the grass bank</p> <p>Located next to the equipped play area</p> <p>2015 - goal installed</p>		
Unequipped open areas, but potentially used for play	Yardley Avenue	Fairhive	Grassed area by garage block, used for ball games etc	Maintained by Fairhive	Flat access from garage area and alley way		
	Yardley Avenue	Fairhive	Very small grass area at end of Yardley Avenue hammer head No ball games allowed, but children play there	Maintained by Fairhive	Accessed off road/path		
	Crispin Field	BC/Anglian Water	Grassed balancing pond (used for play as nearly always dry) edged by trees (used for climbing/swinging)	Maintained by BC	Located at far end of Crispin Field and accessed via road or alley way		
	Glebe Close	Fairhive	Two grassed areas at the start of Glebe Close with no ball games allowed, but used for play. surrounding low walls to both, used for seating.	Maintained by Fairhive	<p>Located at start of Glebe Close, good visibility and easy, flat access</p> <p>Fairhive converted part of both areas to residents parking in 2013</p>		
	The Pigtle	BC	Thin grassed area (used for play), bordered by trees (used for hide-n-seek, dens, conker etc)	Maintained by BC	<p>Located where The Pigtle borders the bark chip path running the length of Castlemead.</p> <p>Easy, flat access off end of road, via private road or from footpath out of Castle Close</p>		
	Woodland walk through Castlemead	TW but will	Footpath through narrow woods. Evidence of dens, rope	Maintained by TW	Access via Windsor Road, The Pigtle or Hever Close		

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		transfer to BC	swings in the trees etc. Used for hide-n-seek, conkering etc.		only. No other access points unless duck under the post and rail fence. Uneven surface.		
	Quarry 1	TW	Large dis-used quarry now a local wildlife site with footpath across the centre, trees and shrubs  Utilised by dog walkers, families for flying kites, kick-about, picnics	Owned by TW, leased to tenant farmer	Located off Westfield Road at end of Castlemead Estate. Some informal paths. One dedicated path. Also accessed via footpath from Church Road. Poor disabled access. Dog bin installed by maintenance gates 2020/21/ Information panels installed by the parish council (with approval from all parties) in 2023/24 Good visibility from Westfield Road to most areas.		Seek to ensure area is kept as public open space as very important local amenity  Seeking to address parking issues by maintenance gates off Westfield Road
	The pavilion	PPC	Area to the front of the building is open space with grass, and gravel/tarmac car parks	Maintained by PPC	Edge of village location, open pedestrian access off Lower Icknield Way via gate onto gravel Front car park resurfaced in 2021/22. Tree died and felled in 2023/24.		
	Local Green Space by The Crescent	PPC	Grassed area with bench in centre, trees and bulbs	Inspected weekly Trees surveyed regularly	Open access from Cheddington Road, gate part way along onto Lower Icknield Way Purchased from BCC in June 2018 Designated as Local Green Space in the NDP 2016  Installed DDA kissing gate at far end, repaired fencing, installed 2 x additional benches and planted daffodils in 2019	Ongoing repairs to fence	Monitor fence
Areas not used for play	Yardley Avenue	Fairhive	Garden behind Yardley Lounge	Maintained by Fairhive	Located behind the lounge, accessed via alley-way. Surrounded by back-gardens from properties. Currently kept locked.		Fairhive currently have no plans to re-open this area
	Balancing Pond, Lower Icknield Way	TW (sale to NR did not go through)	A large balancing pond located next to the sports pavilion, with the Lower Icknield Way to the front and the railway line to the rear. Access across by the railway to their maintenance facility & AW to balancing pond.	Owned and maintained by Taylor Wimpey	n/a		
Street scenes that are currently used for play purposes	Lower Icknield Way/Marsworth Rd between Westfield Rd and Roundabout	BC	Wide, flat pathway used by skate boarders, roller bladers, cyclists etc. Wide grass verge with numerous items of street furniture & bus shelter (used for seating/chatting).	Maintained as joint cycle/footpath by BC	Accessed via Westfield Road or roundabout Easy, flat access and good visibility		
	Marsworth Road	BC	Pathway outside Masons shop, used as a gathering point No provisions for seating etc	Maintained as footpath by BC	Good visibility, heart of village Easy access on foot or car		
	Westfield Road	BC	Cyclepath and footpath. Road is exactly 1 mile long. Good surfaces. Clear visibility. Used by lots of runners and cyclists and those teaching their children to ride.	BC	Good visibility. Easy access.		BC to arrange for additional cycle path lamp post mounted signage and decals
Organised activities	Recreation Ground	PPC	PPC sometimes fund Play around the Parishes etc	n/a	see above		
	The Pavilion	PPC	Youth Café funded and managed by PPC Weekly activities for secondary school aged children.	Equipment owned & maintained by PPC Qualified youth worker contracted to run	Foot & cycle path access. Disabled access. On site parking & drop off.		
	There are numerous other clubs and activities available within the village or the neighbouring village of Ivinghoe such as: scouts, football, cricket, dancing, music & movement etc						